

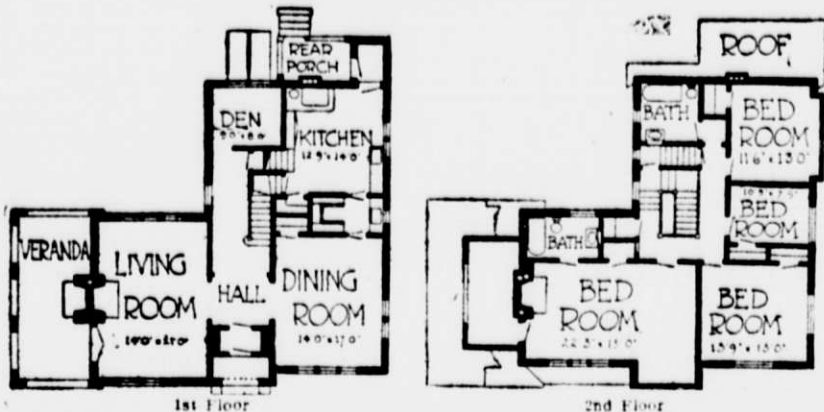
LONG ISLAND REAL ESTATE FOR SALE. LONG ISLAND REAL ESTATE FOR SALE. LONG ISLAND REAL ESTATE FOR SALE. LONG ISLAND REAL ESTATE FOR SALE. LONG ISLAND REAL ESTATE FOR SALE. LONG ISLAND REAL ESTATE FOR SALE. LONG ISLAND REAL ESTATE FOR SALE.

Rent Efficiency

AT THE ESTATES OF GREAT NECK.



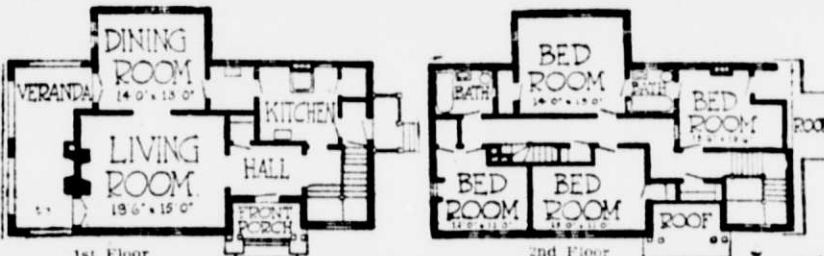
29 MINUTES FROM MANHATTAN.



AT THE ESTATES OF GREAT NECK.



29 MINUTES FROM MANHATTAN.



How many of your friends are on the move? Great changes are taking place on Manhattan Island; there is no "HOME ATMOSPHERE" left. The tunnels and rapid transit bring the North Shore of Long Island within 30 minutes of the business, shopping and theatre districts of the city, just as accessible as the uptown residential section, and afford much more comfortable travelling than the present subway.

If you are planning a building operation, or if you are interested in any phase of country living, you will find this catalogue of permanent value. Write for it TO-DAY.

Telephone 3620 Madison **McKNIGHT REALTY CO.** 347 Fifth Ave., New York

Home Ownership is simply a question of setting aside a fixed sum of money at stated intervals to be applied to the purchase price of a home. If you are a renter you are necessarily required to pay a month's rent in advance; then, why not apply this principle to the purchase of a home?

We have a plan of financing the purchase of homes and home-sites upon our various properties, and are prepared now to submit to prospective buyers this plan, whereby the purchaser, by making a small initial cash payment, may have a guaranteed deed, move into the selected home at once and pay the balance of the purchase price in monthly instalments, securing a home free and clear in from three to ten years.

Success in business is attained through efficiency. Apply the same principle to rent payment, and, instead of adding to your stack of rent receipts, conserve that money and what additional you can conveniently save for home ownership.

Let us demonstrate **Rent Efficiency** by sending you a copy of a reprint from the Craftsman Magazine, which cites the example of one of our many delighted clients whose payments for his home on our Bayside-Flushing property are \$300 per year less than was his apartment rent in the City. Ten years from his initial payment his home will be entirely paid for, and its value far greater than the cost.

Home ownership compels thrift, and the advantage over depositing savings in the Savings Bank is that both your present rent as well as surplus earnings are accumulated for your own benefit in the same class of security the Savings Bank loans money on, and your investment far more profitable than the interest of Savings Banks. Ponder on this: **A judicious home investment** may prove more profitable than a lifetime's savings.

Visit the North Shore of Long Island, within the City Limits and beyond. Its accessibility, healthfulness and beauty of elevated landscapes, indented by the numerous bays of Long Island Sound, will appeal to you. The highly restricted developments, such as Bayside-Flushing (within the City Limits) and Estates of Great Neck (just over the City Line) on Little Neck Bay, insure permanency of the home environment desired. The rapid transit being provided by the Long Island Division of the Pennsylvania Railroad makes it the ideal all-year-round residential section.

The prices are right, very low, in fact, when compared to land the same distance in any other direction from Manhattan, and an excellent investment when you consider that there is a greater rate of increase of population Long Islandward than elsewhere, as indicated by the 45% increase in building construction last year, as compared to a decrease in Brooklyn and The Bronx, and an increase of only 2% in Manhattan.

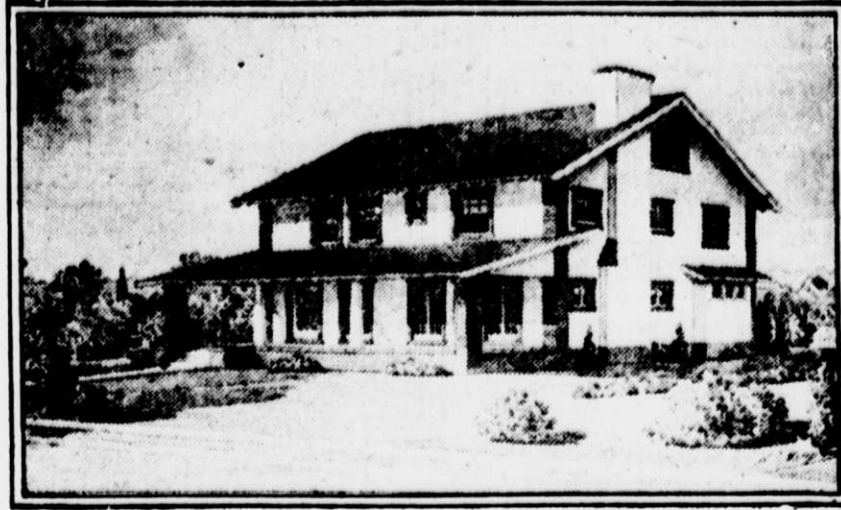
In addition to the millions of dollars spent by the Pennsylvania Railroad, your investment would be secured by the millions being expended by the City for roadways, sewer improvements and rapid transit. 110 miles of roads have been paved with asphalt macadam the past year, and the North Shore area is included in the Dual Subway System, with the exceptional advantage of alternate trains of the Interboro and Brooklyn Rapid Transit systems, insuring rapid transit to all sections of Greater New York for a 5c fare.

THINK THIS OVER AND INVESTIGATE

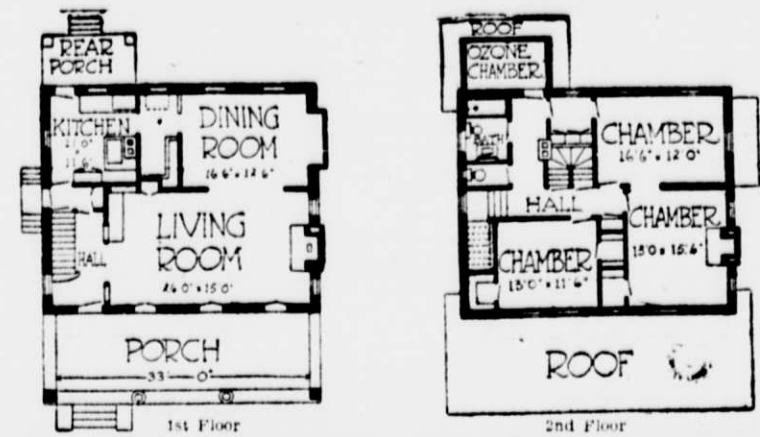
The welfare of your family, if not personal choice, should impel you to locate in the better social and wholesome influences of country-home life. No one ever thinks of calling an apartment his HOME. Contrast the neighborliness of your present environment with what you once knew as HOME, and you will have a livelier sense of duty to your wife and children.

We are splendidly equipped to co-operate with you in selecting the site and planning the house.

AT THE ESTATES OF GREAT NECK.



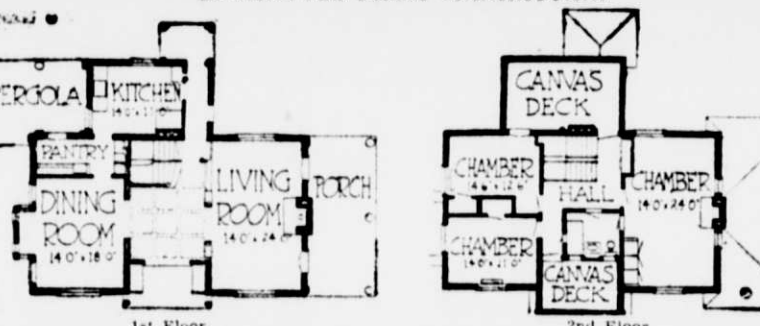
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We invite your inspection of our Reference Library and the collection of enlarged photographs of our developments and the actual residences completed and occupied up to the present time. Our Reference Library catalogue of all books pertaining to architecture in the building of suburban and country houses and bungalows of frame, half-timber, brick, concrete and stucco; and also on house planning, decorations and landscape gardening will be sent free upon request.

Write for it TO-DAY.

building. California is losing its prestige, however, to the bungalow colonies that have sprung up in the East in the last half dozen years. Bungalows have been erected in the vicinity of New York that would fit in the best bungalow colony in California or anywhere else. Though the bungalow here is not more than in its infancy, such great progress has been made that New York is one of the greatest bungalow sections of the United States.

The experiences of the Californians have been utilized and the good points of the Indian bungalow have been copied by the men who have put the East among the foremost bungalow places.

When developers took up the building of bungalows they naturally looked to California for their ideas. One company which has 1,000 acres down on the south shore of Long Island sent a photographer through the Golden State popping every bungalow that he could find. Probably several thousand dollars were spent on photographs. Bungalows similar to those photographed were erected, but the elements soon made it evident that this was not the sort of house that was best suited for Long Island or Westchester or New Jersey or Connecticut or any other section this far from California. The California bungalow was particularly of California, and the Eastern builders had to solve the problems that the Californians were confronted with when they brought the bungalow idea from the land of its origin.

The house had to be built to withstand the severe climate of New York. It had to have all the cooling features of the California house or the Indian house in summer and in winter the comforts of the massive apartment house. To combine these features without sacrificing the lines of the California bungalow was the problem that confronted builders here. With the aid of the best architectural and building minds in this part of the country the problem was solved and the bungalows that one sees now through Long Island, New Jersey and other parts of our suburbs are the best constructed and finest. It is said, that are to be found anywhere. It has been made an all year round home. This was not true of early bungalows that were built here. The bungalow was then looked upon as a summer camp to be used during the sultry months. The back to nature movement was in full swing then and builders got the idea that rustic houses would be just the thing.

so rustic bungalows were built and sold readily. But people used to life soon tired of looking at the slab side walls, unadorned with a picture or wall paper. Builders soon realized that this sort of bungalow would not go. They built frame houses with shingled roofs without collars. It was not long before those who bought these houses were complaining.

It was not until the leading developers took up the building of this class of house that we have the beauty of the California or Indian house with all the durability necessary for this climate.

In many of the houses erected during the last two years there are two floors. On the ground floor are the living rooms and one or two bedrooms and the second floor is all bedrooms. The plan of having all the rooms on one floor did not appeal to many persons, because there were not enough sleeping rooms.

A maximum amount of porch is provided both in the front and rear. There is a house in one of the big developments which is considered one of the best arranged moderate priced houses here.

This house, which sells for a little over \$6,000, has two front porches. The second one is on the roof and can be reached from all the bedrooms in the front of the house through French windows. In the California house little provision is made for a range or fireplace. They use natural gas and the roofs are of tar paper covered with tar and sand.

The bungalow has made it possible for many to own a house to whom such a luxury otherwise would be impossible. With all the features and comforts of the best dwelling, it can be had for small part of the former. Six thousand dollars will buy a house that could not be equalled in New York city for \$20,000 or \$30,000. Hardwood floors, nicely papered and plastered walls, electric light, a cold and hot water system and the best sanitary conditions, the bungalow is the ideal home. Of course, there are cheaper houses than this. A bungalow can be had to fit any man's pocket-book. There are bungalows, and at attractive prices too, that can be had for \$1,500 with several lots about them which might be used for gardens. There are bungalows for \$2,000 and others costing from \$10,000 to \$25,000. But these latter are not put up for sale. They are built to suit the taste of the owner.

There are any number of these costly bungalows out through Long Island and up in Westchester. But the house that is most popular and the one which is rapidly earning the distinction of the American home is the bungalow that

costs less than \$10,000 together with the land about it.

Economists say that the introduction of the bungalow was a godsend to the American housewife because it gave her more time for her family and for recreation by eliminating a lot of house drudgery.

WHITE DOOR SETTLEMENT HOME

Clinton Street Home Purchased Yesterday to Be Permanent.

Title was taken yesterday to 211 Clinton street by the White Door Settlement and all future possibility of this charity being wiped out through the sale of its home was removed. The purchase price was \$25,000, subject to an existing mortgage of \$12,000. For more than a year women interested in the settlement have been fighting to prevent the sale of the property for business purposes.

Although the sum asked was a large one for the women interested to raise, by February 1 they had \$10,000. Then a friend of West hearing of their needs gave them \$2,000 to make up the required deficit.

The White Door Settlement was organized fifteen years ago at its present location by Mrs. Sarah J. Bird as a place for healthful enjoyment for the children of the neighborhood. In this period it has added annually approximately 60,000 mothers and children.

DWELLINGS RENTED.

The E. R. Wood, W. H. Dolson Company has leased for Mrs. Minnie T. Brown the three story dwelling at 257 West Seventeenth street to Nellie H. Miller, and for Mrs. E. Shultz, the three story dwelling at 199 West Eighty-seventh street, to Dr. Marshall C. Pease, Jr. H. C. Senior & Co. have rented for Kadie Vickers the four story dwelling at 149 West Sixty-fourth street to Dr. O'Leary and for Mary Ennis the three story dwelling at 33 West Ninety-seventh street to Marie Soto.

BRONX TENEMENT HOUSE.

Max Zipkes has filed plans in the Bronx for the construction of a five story brick tenement house, 47,250, on the southeast corner of 174th street and Prospect avenue for the Middle Bronx Realty Company, L. B. Kaufman, president, at a cost of \$55,000.

NEW POST OFFICE \$6,000,000 WONDER

Continued from First Page.

galleries throughout the building, all of which are connected. The gallery that crosses and recrosses over the main working room, however, is one of the wonders of the building and it speaks well for the ingenuity of the architects who devised the network of passages by which Uncle Sam is to supervise the distribution of the mails, which it has been estimated will amount to about 5,000,000 pieces a day.

To the rear of the main working room is the platform on which is received mail from wagons. This platform is under the building and extends nearly the entire length of it. It is about 60 feet wide and is paved the entire length with wood blocks. Hanging over the platform street, which runs from Thirty-first to Thirty-third, is a glass marquee, opposite is a tall iron railing topped with stained glass lamps; beyond that is the pit, thickly webbed with steel ribs, over which the Pennsylvania trains roll to all parts of the States.

The platform contains things that have never been seen before. At intervals of twenty feet or more at the edge are steel houses into which the heavy mail bags are tossed when taken from the trucks. The bags slide down to the basement, where they are distributed for sorting. Then there are electric trucks with a capacity of more than a ton and a quarter for carrying the mail bags to the various drops on the platform or into the main working room. There are electric indicators which tell the location of outgoing trains, the arrival of incoming trains and the time that trains will leave. There is a complete system of signals telling the movement of trains. Down in the basement is the mechanism that has made it possible for the postal authorities to handle so much mail and with lightning speed, permitting train mails to remain open until a few minutes before the train pulls out of the station. There are seven rotary tubes, twenty-

two elevators and pneumatic tubes. There are buckets which scoop up the mail from incoming trains to the main working floor and there is a vacuum system which cleans the mail pouches of dust and a score of other things of lesser importance, yet a part of the great machinery that has been assembled back of the great steps that front on Eighth avenue.

Several rotary slides run from the working platform and others come down from the main working floor. Pouches come down through the rotary slides onto a belt conveyor about two feet wide. From the working room the travel of every pouch is controlled. If the pouch is intended for a car standing at a platform fifty feet out, by setting a mechanism called a tripping pan, the pouch on reaching the car is tripped and slides into the car. The conveyor travels at the rate of 250 feet a minute and is capable of carrying the heaviest mail bag from working room to train in thirty seconds. There are five of these conveyors extending out from the floor of the basement and about thirty feet over the tracks. The platforms on which they are built are reserved for the exclusive use of the post office. They are served by six tracks and can accommodate twenty-six cars. These conveyors are for outgoing mail.

For incoming mail there are plunger elevators and buckets. The mail is taken from the trains by manual labor and dumped into hoppers which convey it to a belt subway under the train platforms. The bag is pushed on the belt by a piston or pneumatic ram which is so regulated with the other rams along the platform that no pouch is displaced by another as it passes along. The bags are carried along to one of the platforms reserved for mail and there slide up on a clever mechanical device called an automatic tilting tray. The pouches are tilted into a bucket which carries them to the basement floor or to the main floor at the rate of twenty buckets a minute.

Some idea of the size of these buckets may be had from the fact that each of them weighs twenty tons and will handle 1,200 pouches ranging from 200 to 300 pounds in an hour. The plunger elevators run down below the level of the platform to the subways. They are chiefly for lifting the electric mail

trucks from the basement to the floors above.

Part of this basement floor has been in use for some time. It was being used while the post office was built around it.

There is a unique vacuum system. It will clean the building and mail pouches at the same time, thereby safeguarding the health of the clerks who must handle the mail. The cleaning of the pouches is an idea that has been taken from the London post office. In the new post office the bags will be thrown into a room in which there is an apparatus in the shape of a great wheel, which will take them up and beat the dust out of them. About 1,000 bags can be cleaned in an hour or so, it has been said. The dust from the bags will be drawn out by the vacuum system through a hole in the ceiling of the room.

The building will be used entirely by the postal authorities. There will be no Federal courts, as in the old building. The basement is to be used for the distribution of the second class mail. The postmaster's suite is over the main corridor in the center of the building. His public office will be in the center. To the north of that will be his private office. The rest of the Eighth avenue frontage will be taken by the offices of the heads of the various departments and on the inner court will be the cashier's office and money department. At the Thirty-first street end of the floor will be the registry division. The third floor will be occupied by the post office inspectors and railway mail service.

A feature of this structure is that it has no foundation, that is, it rests on steel beams held up over the railroad tracks by pillars. These beams are about twelve feet deep and four feet across, enclosed in concrete. On these arches rest tons of humanity, steel, iron, granite, brick and mail.

FIFTY-FIRST STREET FACTORY.

On the north side of Fifty-first street, 175 feet east of Twelfth avenue, is to be erected a six story factory building for Charles Kohler, as lessee. It will have a frontage of 50 feet and a depth of 125 feet and according to the estimate of the architects, Ross & McNeil, will cost \$40,000. David S. Brown is the owner of the land.

NEW HOUSE FOR ITALIAN CLUB.

The Italian National Club, which is composed of Italian merchants, bankers and operative stars, has leased the four story and basement dwellings at 115 and 121 West Forty-eighth street for a new clubhouse for ten years. The club takes the lease with the privilege of buying the property within a specified time. The organization, which is a social one, and not limited to Italians, is now located in leased quarters at 11 West Forty-fourth street, which it took after having its first home in West Sixteenth street opposite the New York Hospital. The change was necessary because of the increasing membership and because of the intention of the owner to alter the Forty-fourth street building into lofts. About \$50,000 is to be expended in fitting the dwellings for club purposes. The houses will be connected and plans are now being prepared by Ogden, Pryor & Day, architects, for rebuilding the facade so that the two dwellings will look like a single structure. The dwellings are owned by Matthias Nicoll and the Century Holding Company.

NEW CENTRAL BAPTIST CHURCH.

The Central Baptist Church is the buyer of the dwelling at 164 West Ninety-second street, which adjoins the church at the southeast corner of Amsterdam avenue, the sale of which by Peter D. Stauch was reported in January. The church also owns the five story flat at 648 Amsterdam avenue and 116th street. It is the intention of the church to improve the entire plot with a large edifice, which will be the principal worshipping place for Baptists on the upper West Side.

171ST STREET BUILDING.

Emory Roth has filed plans for the construction of a two story store and dwelling on the north side of 171st street, 100 feet west of Amsterdam avenue, for the Brown Weiss Realty Company. It will have a frontage of 23.8 feet and a depth of 85 feet and has been estimated to cost \$19,000.

P. S. C. BUYS IN NEWARK.

Louis Schleisinger has sold for Moses P. S. C. the old First German Evangelical Lutheran Church property at 113 to 115 Hudson street, Newark, N. J., comprising a plot 80x150. The buyer is the Fidelity Trust Company, which, it is said, represents the Public Service Corporation, which will use the property in connection with a prospective improvement.